

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Regular Meeting 6:30 PM

Wednesday, September 8, 2021

Meeting Minutes

Call to Order: Chairperson Hay called the meeting to order of the West Jefferson Planning & Zoning Commission and asked for a Roll Call at 6:31 PM.

Roll Call: Mrs. Paula Hay, Mr. Jimmy Little, Mr. James Graham, Mrs. Sandy Boucher and Mr. Roy VonAlmen

Absent for Roll Call: none

Approval to accept August 4, 2021 minutes:

Chairperson asked for a motion to approve the minutes from the August meeting.

Motion by Mr. Little to accept the minutes, seconded by Mr. Graham to **approve** the minutes from the August 4 , 2021 meeting.

VOTE YES: Mr. Little, Mr. Graham, Mrs. Boucher, Mr. VonAlmen and Mrs. Hay

VOTE NO: none

ABSTAIN:

Motion Carried

Chairperson Hay explained the meeting procedure.

New Business:

Case # V21-0023 - Property address: Parcel # 10-01845.000 - Request: is recommendation for Final Development Plan to Council.

Mr. Tom Hale (Staff), stated that West Jefferson Properties LLC has made application for the final development plan.

Ms. Connie Klema (Applicant) explained that she has been here many times to discuss this project. She explained that was rezoned last year. The preliminary plan was presented with the rezoning and was approved. The approval permits multifamily units and commercial accessory structures. Since the first time they came before this board they have had a lot of comments. Ms. Klema said they listened in developing the final plan.

Chairperson Hay asked if everyone would please sign in.

Ms. Klema then explained that on the preliminary plan they had a mixture of 3 and 2 story buildings. She said there was a maximum of 346 units in addition to an office site. After listening to the input, they went to all 2 story buildings and reduced the number of units by 60 making the maximum units of 286.

Ms. Klema said she would walk the audience through and explain the power point presentation. She explained there would be no access to this property from the south. She pointed out the retention pond and the additional wells for the EPA and storage of the water/release. She then showed the architecture of the buildings. The commercial spaces available will be 1600 square feet. She said there will be 4 carriage houses. There is a walking area to the Village pool.

Chairperson Hay swore in anyone that intends to speak. She said everyone can have 3 minutes to speak.

Mrs. Boucher asked on the second-floor apartments if there was only one way out.

Ms. Klema said they had two exits points.

Mrs. Boucher asked if they were to jump off.

Mr. Hale stated that was all that was required by the Fire Code.

Mrs. Erica Bogner (resident) asked for clarification of how many of each type of home there would be.

Ms. Klema explained and she added that this information was all in the package.

Mrs. Bogner addressed the board. She urges the board to consider what uncontrolled growth will do to the Village. She said she has heard that the Village can't do anything about the traffic. The Village is not responsible for Main Street because the State is and cannot widen the road to ease congestion and lastly can't urge the warehouse workers to take the freeway. All of these things have placed a burden on the residents and has become a safety issue as well. If development happens before anyone of these issues are fixed, we will be compounding our issues and not solving them. The idea is nice that it would have warehouse workers nearby hopefully decreasing traffic, but for every resident who moves in and doesn't live in town is just creating more trouble for those that already live here. She explained that single family homes are what they need which would create ownership over rentals. Perhaps Coughlin could go back to the drawing board and come back with a plan better suited for the residents. Mrs. Bogner asked that the board please vote No.

Mrs. Boucher pointed out that one access point was right where one of the school buses come out. She asked if they would consider changing that.

Ms. Klema said we could discuss this and she does appreciate that comment.

Ms. Jen Warner asked if this would be the final plan then.

A motion was made by Mr. Little and seconded by Mrs. Boucher to recommend to approve as submitted with a request for Council to review Traffic Impact Study on buses leaving the school lot across State Route 40.

Case # V21-0023 - Property address: Parcel # 10-01845.000 - Request: is recommendation for Final Development Plan to Council.

VOTE YES: Mr. Little, Mrs. Boucher and Mr. VonAlmen

VOTE NO: Mr. Graham

Motion Carried

Chairperson Hay closed the public portion of the hearing at 6:51PM.

Case # V21-24 - Property address: Parcel # 16-00021.000 - Request: is for a Lot Split and Site Plan Approval.

Mr. Hale stated that Columbus Logistics Park West made an application. They are before the Planning Commission because they are in a PCD. Mr. Greg Ramose was here to present to the board.

Mr. Greg Ramose (Applicant), The overall site is approximately 168 acres minus the right-of way. He pointed out on the power point the overall site. The proposed lot split is for two parcels for two lots. The first parcel is a little over 50 acres and lot two is a little over 40 acres. He explained the proposed building and the parking areas. He said that there will be potential office spaces in all four corners of the buildings. Mr. Ramose said the landscaping follows the Park West landscaping plans. He said they were here to request the lot split for the two lots and the site plan approval for building 1.

Mrs. Bogner asked if the plan was for one warehouse for now.

Mr. Ramose said yes and they would have to come back to the Planning Commission for the remaining development in that area.

Mrs. Boucher asked if the lots were split if there would be enough parking spaces according to the size of the building.

Mr. Ramose said yes and they would work with the Village to make sure they would have the necessary parking spots.

A motion was made by Mrs. Boucher and seconded by Mr. Little to recommend to Council for Lot Split, Final Site Plan & Landscaping Plan Approval.

Case # V21-24 - Property address: Parcel # 16-00021.000 - Request: is for a Lot Split and Site Plan Approval.

VOTE YES: Mrs. Boucher, Mr. Little, Mr. Graham and Mr. VonAlmen

VOTE NO: none

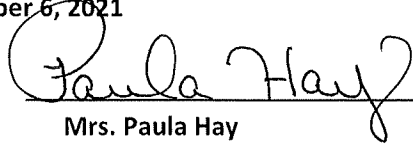
Motion Carried

Mr. Hale said the board will be working on ordinances at the next meeting.

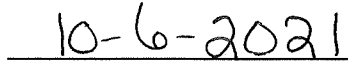
Motion to adjourn was made by Mr. Little at 7:02 PM and seconded by Mrs. Boucher.

Next Meeting: October 6, 2021

Chairperson:


Mrs. Paula Hay

Date:



Respectfully submitted:
Kristie West, Staff
Building, Planning, and Zoning Department